



Bond
Oxborough
Phillips

Changing Lifestyles

30 Fair View
Barnstaple
Devon
EX31 1JS

Offers Over: £200,000 Freehold



Changing Lifestyles

01271 371 234
barnstaple@bopproperty.com

30 Fair View, Barnstaple, Devon, EX31 1JS

A VERSATILE HOME WITH NO ONWARD CHAIN & FULL OF POTENTIAL



- 2-3 Bedrooms

- Level walk to Barnstaple Town Centre & local amenities
- Spacious Living Room & Dining Rooms – both with feature fires
 - Kitchen with space for breakfast area
- Ground Floor Bathroom & WC & First Floor Shower Room (previous Bedroom 3)
- Low-maintenance, south-east facing garden
- Large Garage (18'1 x 9'3) with double doors



Pilton is one of the oldest boroughs in England. It is a hidden jewel on the northern edge of Barnstaple, bordering open countryside, with a unique personality all of its own and much sought after. It is located about a quarter of a mile north of the town centre and has its own primary and secondary schools and boasts many local amenities. North Devon Hospital is also within West Pilton parish. It also has a historic Church that dates back to at least the 11th Century.

Pilton Causeway links the village of Pilton and the town of Barnstaple which houses many of the area's main business, commercial, entertainment and shopping venues. The town is also well known for its exclusive range of outlets, including all of the High Street favourites, as well as a diverse selection of local stores.



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NO ONWARD CHAIN. Situated within a level walk of Barnstaple Town Centre and local amenities, including the nearby North Devon District Hospital, is this 2-3 Bedroom family sized terraced house offering bundles of potential, a south-east facing garden and a sizeable Garage to the rear.

An Entrance Hall welcomes you into the home with doors to both the Living Room and Dining Room and stairs rising to the first floor. The Living Room features a flame effect gas fire, a UPVC double glazed bay window and French doors to the Dining Room. The Dining Room also has a gas fire and provides access into the Kitchen. The Kitchen is fitted with an array of matching cupboards and drawers, as well as a stainless steel sink set within a traditional drainer unit. There is a gas cooker point, space for a small breakfast bar and doors to both the rear garden and an Inner Hallway.

The Inner Hallway includes doors to a WC and a separate Bathroom comprising a panelled bath, wash hand basin and a separate shower.

On the first floor are 2 double Bedrooms, including a master bedroom with the benefit of an En-suite WC. In addition, there is a spacious Shower Room, which was previously used as a bedroom. This room comprises of a close coupled WC, wash hand basin, shower and full height cupboards.

Further storage can also be found via a full height cupboard on the landing, as well as beneath the staircase - both offering practical solutions for family living.

The rear garden benefits from being low-maintenance and offers a Garage measuring 18'1 x 9'3 with double doors.

Council Tax Band

B - North Devon Council



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Total floor area: 87.1 sq.m. (938 sq.ft.)
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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If you are considering selling or letting your home, please contact us today on 01271 371 234 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		

Directions

Directions to this property can be easily found by using What3words: <https://w3w.co/scare.giving.flies>

From Barnstaple Town Centre continue along Pilton Causeway continuing through the traffic lights. Take the first left hand turning onto Pilton Quay following this road as it becomes Fair View to where number 30 is located on your left hand side with a Bond Oxborough Phillips "For Sale" notice clearly displayed.

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.